

We are requesting the rezoning of lots 134 & 135 Clearview Cres. from the existing RD2 to RD2s. *(see parcel view from the RDOS website attached. #136 is NOT apart of the land, please disregard. It appears to be a glitch on the RDOS website)*

The rationale of our request for rezoning to allow a legal suite is as follows;

1. We are two local families that are building a duplex for our growing families that love the outdoors all year round. Allowing a suite to the main level of our duplex will provide the privacy and comfort for our adult children. As well as accommodations for our out of town guests who love to visit and support the mountain.
2. This suite in the future may also be used to help support the extreme shortage for accommodations for the staff of the mountain. As you may be aware there is an ongoing shortage of long term and or seasonal rentals.
3. We want to be compliant and have a legal space.
4. The design and layout of this build is specific to the seasonal challenges the mountain endures. The two car garage and front parking space is ample room to meeting the self contained parking requirements for a duplex with a suite. (total of 6 parking spots) Which also allows for the required space for snow shedding & storage of snow. Our roof pitch is designed to encourage snow retention.
5. The siding, minimal landscape and roof material are all selected to support and promote Fire-Smart living for the summer months. We will ensure our neighbours are also safe by not having fuel (landscape, storage items) between buildings. As well as the installation of fire suppression within the units.
6. The Ministry of Transport Rob Bitte, *Development Officer BC Ministry of Transportation and Infrastructure* has already reviewed our preliminary plans for development and supports the request of variance to the front sides of the property. Where as the second floor uncovered deck slightly impedes on the setback for the fronts of the property in question. *(see attached his approval)*

Since we already live up Apex 50% of the time for the past 6 years we have observes the challenges each season brings. From the snow piles, heavy spring melts to the wildfire threats in the summer. We believe we have made every effort to ensure we are building to support the growth and well being of the Apex community. It is a place that we cherish and look forward to enjoying fo years to come.